



**Sean Rogan**  
Executive Director

**HOUSING AUTHORITY  
of the County of Los Angeles**

Administrative Office

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**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
Commissioners

# ADOPTED

BOARD OF COMMISSIONERS  
HOUSING AUTHORITY

August 09, 2011

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The Honorable Board of Commissioners  
Housing Authority of the  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Commissioners:

**APPROVE SEVEN MONTH EXTENSION OF LEASE BETWEEN THE HOUSING AUTHORITY  
AND GEARY-TELEGRAPH INVESTMENTS FOR ADMINISTRATIVE BUILDING AT 12131  
TELEGRAPH ROAD IN SANTA FE SPRINGS  
(ALL DISTRICTS) (3 VOTES)**

**SUBJECT**

This letter recommends approval of Amendment No. 8 to the Housing Authority's Lease with Geary-Telegraph Investments for approximately 42,170 square feet of administrative office space and 205 surface parking spaces at 12131 Telegraph Road in Santa Fe Springs. The current Lease expires on June 3, 2012. The Amendment will extend the term through December 31, 2012, or approximately seven months, with all other terms and conditions of the current Lease remaining in full force and effect.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Approve and authorize the Executive Director or his designee to execute Amendment No. 8 to the Lease with Geary-Telegraph Investments (Lessor), to extend the term for approximately seven months, through December 31, 2012, for the occupancy of approximately 42,170 rentable square feet of office space and 205 surface parking spaces at 12131 Telegraph Road in Santa Fe Springs.
2. Find that the proposed lease extension is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The lease extension will provide the Housing Authority with continued use of office space for the administration of the Housing Choice Voucher (Section 8) program. The lease extension is necessary to accommodate approximately 170 employees and public services for the Section 8 program while construction is completed on the new consolidated headquarters for the Community Development Commission and Housing Authority, to be located at 700 West Main Street in Alhambra. Housing Authority staff anticipates relocating to the Alhambra facility in September 2012.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County General Fund.

The original ten-year lease commenced in 2002 at a base rent of \$1.25 per square foot per month, with a provision for annual rent increases based on increases in the Consumer Price Index. The base rent for 2012 will be approximately \$1.70 per square foot per month, or \$71,689 per month. Other expenses are approximately \$0.25 per square foot per month.

Rental costs through June 30, 2012 are included in the Housing Authority's approved Fiscal Year 2011-12 budget. Rental costs after July 1, 2012 will be paid using funds requested through the Housing Authority's annual budget process for Fiscal Year 2012-13.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In 2002, the Housing Authority's Assisted Housing Division moved to 12131 Telegraph Road under a ten-year modified gross Lease. The current Lease is set to expire on June 3, 2012. There have been seven minor amendments to the Lease, all of which occurred during the first year of the Housing Authority's occupancy.

Amendment No. 8 will extend the term through December 31, 2012. Amendment No. 8 also gives the Housing Authority the option to terminate the Lease prior to December 31, 2012, provided that 75 days' notice is provided to the Lessor. All other terms and conditions of the Lease will remain in full force and effect.

Amendment No. 8 has been approved as to form by County Counsel. On July 27, 2011, the Housing Commission recommended approval of the proposed Amendment.

### **ENVIRONMENTAL DOCUMENTATION**

This action is exempt from the National Environmental Policy Act pursuant to Title 24, Code of Federal Regulations, Part 58, Section 34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. The action is not subject to the provisions of CEQA, pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The lease amendment will provide continued use of office space for the administration of the Housing Choice Voucher program.

The Honorable Board of Supervisors  
8/9/2011  
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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN  
Executive Director

SR:nt

Enclosures

Re: Lease dated February 1, 2002, Lease Amendment No. 1 dated April 30, 2002, Lease Amendment No. 2 dated April 30, 2002, Lease Amendment No. 3 dated April 30, 2002, Lease Amendment No. 4 Undated, Lease Amendment No. 5 Undated, Lease Amendment No. 6 dated June 3, 2002, Lease Amendment No. 7 dated June 13, 2002, and Memorandum of Commencement Date dated June 17, 2002 (the "Lease")

Lessor: Geary-Telegraph Investments  
Lessee: Housing Authority of the County of Los Angeles  
Premises: 12131 Telegraph Road, Santa Fe Springs, CA 90670

**LEASE AMENDMENT NO. 8**  
**Dated: August \_\_, 2011**

1. The Extension term shall be for the period beginning at the time of the expiration of the Original Lease and ending December 31, 2012.
2. Lessee may terminate the Lease at any time after the expiration of the Original Lease, provided notice of termination is given to Lessor within 75 days of the termination date.

Except as amended above, all other terms and conditions of the Lease shall remain in full force and effect.

**APPROVED AND AGREED:**

**LESSEE:**

HOUSING AUTHORITY OF THE  
COUNTY OF LOS ANGELES

By: Executive Director

By: \_\_\_\_\_

Sean Rogan  
Executive Director

Date: \_\_\_\_\_

**APPROVED AND AGREED:**

**LESSOR:**

GEARY-TELEGRAPH INVESTMENTS

By: OLTMANS INVESTMENT COMPANY  
Managing General Partner

By: \_\_\_\_\_

J.O. Oltmans II  
Managing General Partner

Date: \_\_\_\_\_

**APPROVED AS TO FORM:**

Andrea Ordin, County Counsel

By: \_\_\_\_\_

Senior Deputy, Grace Chang